



# FACILITY CONDITION ASSESSMENT

*Baranoff ES* | February 2022



## Executive Summary

Baranoff ES is located at 12009 Buckingham Gate Rd in Austin, Texas. The oldest building is 21 years old (at time of 2020 assessment). It comprises 80,087 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$7,467,793. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Baranoff ES the ten-year need is \$12,542,080.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Baranoff ES facility has a 5-year FCA score of 62.46%.

## Summary of Findings

The table below summarizes the condition findings at Baranoff ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
<b>Exterior Site</b>								
	Exterior Site	\$673,190	\$22,348	\$181,216	\$695,538	\$876,754	\$0	
<b>Permanent Building(s)</b>								
182A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,704,683	\$2,121,413	\$1,989,823	\$8,826,096	\$10,815,919	\$22,688,790	61.10%
182B	Stand-Alone Classroom Building	\$89,921	\$262,669	\$496,818	\$352,590	\$849,408	\$3,610,977	90.24%
<b>Sub Total for Permanent Building(s):</b>		<b>\$6,794,604</b>	<b>\$2,384,082</b>	<b>\$2,486,641</b>	<b>\$9,178,686</b>	<b>\$11,665,327</b>	<b>\$26,299,771</b>	
<b>Total for Site:</b>		<b>\$7,467,793</b>	<b>\$2,406,430</b>	<b>\$2,667,857</b>	<b>\$9,874,223</b>	<b>\$12,542,080</b>	<b>\$26,299,771</b>	<b>62.46%</b>

## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$128,609	\$161,679	\$382,902	\$673,190	9.01 %
Roofing	\$4,057,943	\$0	\$0	\$0	\$0	\$4,057,943	54.34 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.17 %
Exterior	\$0	\$0	\$0	\$740	\$4,647	\$5,388	0.07 %
Interior	\$0	\$0	\$0	\$61,461	\$45	\$61,506	0.82 %
Mechanical	\$0	\$484,624	\$252,279	\$0	\$0	\$736,902	9.87 %
Electrical	\$0	\$478	\$1,329,569	\$0	\$0	\$1,330,048	17.81 %
Plumbing	\$0	\$3,173	\$0	\$0	\$0	\$3,173	0.04 %
Fire and Life Safety	\$586,735	\$0	\$0	\$0	\$0	\$586,735	7.86 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total:</b>	\$4,657,587	\$488,275	\$1,710,457	\$223,880	\$387,594	\$7,467,793	

The building systems at the site with the most need include:

Roofing	-	\$4,057,943
Electrical	-	\$1,330,048
Mechanical	-	\$736,902

The chart below represents the building systems and associated deficiency costs.

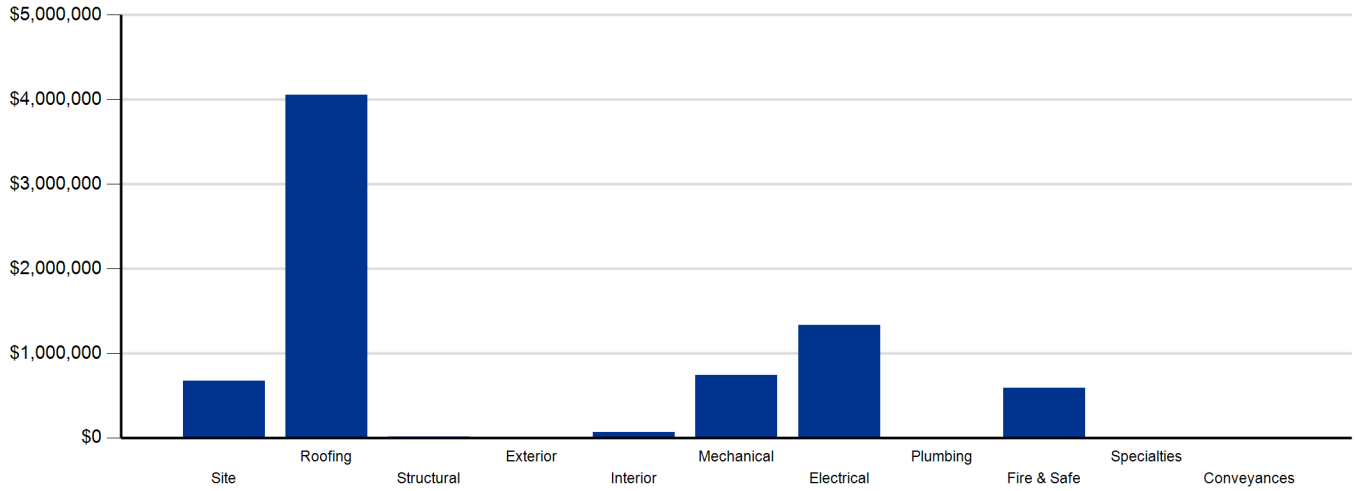


Figure 1: System Deficiencies

## Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$22,348	\$0	\$0	\$22,348
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$655,336	\$402,156	\$50,089	\$1,107,581
Mechanical	\$0	\$0	\$0	\$89,057	\$142,812	\$231,869
Electrical	\$0	\$0	\$0	\$84,739	\$0	\$84,739
Plumbing	\$0	\$0	\$13,183	\$301,756	\$97,090	\$412,029
Fire and Life Safety	\$0	\$0	\$116,572	\$0	\$0	\$116,572
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$431,292	\$431,292
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$807,439</b>	<b>\$877,708</b>	<b>\$721,283</b>	<b>\$2,406,430</b>

Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$22,348	\$0	\$0	\$130,546	\$0	\$0	\$130,546	\$152,894
Roofing	\$0	\$0	\$0	\$0	\$0	\$50,670	\$50,670	\$50,670
Exterior	\$0	\$0	\$0	\$137,159	\$0	\$110,996	\$248,155	\$248,155
Interior	\$1,107,581	\$574,229	\$86,324	\$333,905	\$0	\$33,797	\$1,028,255	\$2,135,836
Mechanical	\$231,869	\$546,679	\$0	\$0	\$0	\$11,191	\$557,870	\$789,739
Electrical	\$84,739	\$0	\$0	\$393,430	\$18,564	\$0	\$411,994	\$496,733
Plumbing	\$412,029	\$2,092	\$0	\$6,384	\$0	\$23,689	\$32,165	\$444,194
Fire and Life Safety	\$116,572	\$24,328	\$0	\$184,338	\$0	\$0	\$208,666	\$325,238
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$431,292	\$0	\$0	\$70,415	\$0	\$0	\$70,415	\$501,707
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,406,430</b>	<b>\$1,147,328</b>	<b>\$86,324</b>	<b>\$1,256,177</b>	<b>\$18,564</b>	<b>\$230,343</b>	<b>\$2,738,736</b>	<b>\$5,145,166</b>

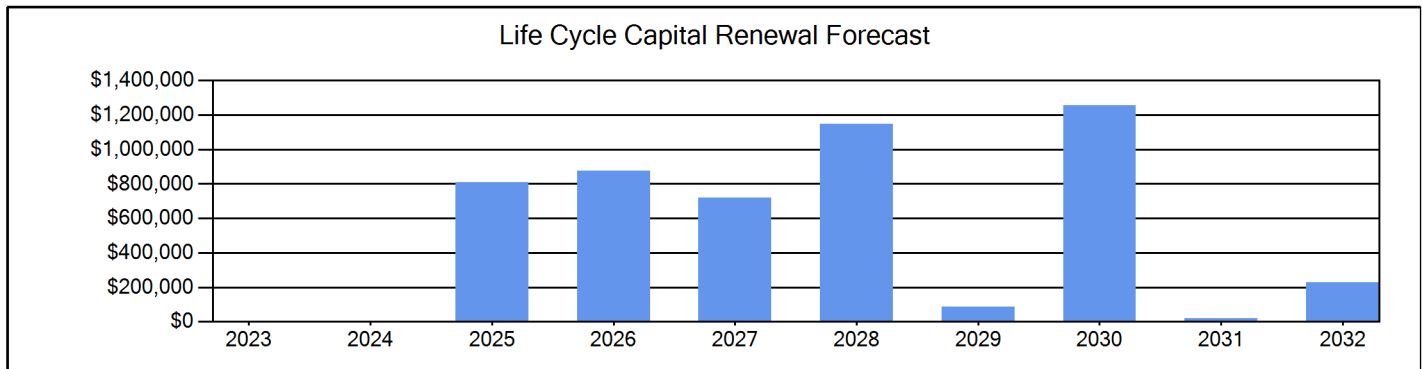


Figure 2: Ten Year Capital Renewal Forecast

## Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$26,299,771. For planning purposes, the total 5-year need at the Baranoff ES is \$9,874,223 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Baranoff ES facility has a 5-year FCA of 62.46%.

5-Year Need vs. Replacement

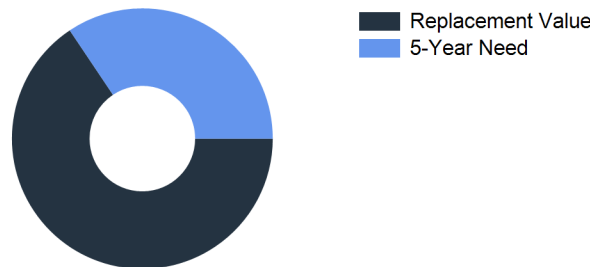


Figure 3: 5-Year FCA



## Baranoff ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> Cracks, settling and potholes throughout.	Capital Renewal	20,000	SF	3	\$128,609	2551
Asphalt Paving Replacement	Capital Renewal	100	CAR	4	\$145,080	3768
Exterior Basketball Goal Replacement <b>Note:</b> Missing backboard	Capital Renewal	1	Ea.	4	\$6,653	2550
Motorized Gate Replacement <b>Note:</b> Sagging and scrapes the ground. <b>Location:</b> Near east playground	Capital Renewal	12	LF	4	\$9,946	2549
PROGRAM DEFICIENCIES	ADA Compliance	81,866	EACH	5	\$140,562	3770
PUBLIC DEFICIENCIES	ADA Compliance	59,465	EACH	5	\$102,100	3769
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	81,678	EACH	5	\$140,240	3771
	<b>Sub Total for System</b>	<b>7</b>	<b>items</b>		<b>\$673,190</b>	
	<b>Sub Total for School and Site Level</b>	<b>7</b>	<b>items</b>		<b>\$673,190</b>	

### Building: 182A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	1,560,745	EACH	1	\$1,560,711	3765
AISD ROOFING P3	Capital Renewal	2,497,287	EACH	1	\$2,497,232	3766
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>		<b>\$4,057,943</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended <b>Note:</b> Wall cracks throughout the building, foundation study recommended	Deferred Maintenance	1	Job	1	\$12,910	3767
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$12,910</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete/CMU Exterior Repair <b>Note:</b> Severe cracks in exterior walls	Deferred Maintenance	50	LF	4	\$740	2556
Exterior Cleaning	Deferred Maintenance	1,000	SF Wall	5	\$3,873	2561
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>		<b>\$4,613</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement <b>Note:</b> Water damage throughout the building.	Capital Renewal	1,000	SF	4	\$3,377	2567
Carpet Flooring Replacement	Capital Renewal	4,145	SF	4	\$52,476	3443
Interior Gypsum Board Wall Repair <b>Note:</b> Minor damage throughout the building.	Deferred Maintenance	50	SF Wall	4	\$1,575	2568
Toilet Partition Replacement <b>Note:</b> Rusted partitions <b>Location:</b> Boys Restroom	Capital Renewal	2	Stall	4	\$4,033	2569
Interior Door Repainting <b>Location:</b> Boys Restroom	Deferred Maintenance	1	Door	5	\$45	2570
	<b>Sub Total for System</b>	<b>5</b>	<b>items</b>		<b>\$61,506</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement <b>Note:</b> 3.5 Ton	Capital Renewal	1	Ea.	2	\$8,908	2589
Heat Pump HVAC Component Replacement <b>Note:</b> 4 Ton	Capital Renewal	1	Ea.	2	\$12,135	2590
Heat Pump HVAC Component Replacement <b>Note:</b> 6 Ton	Capital Renewal	1	Ea.	2	\$12,135	2591
Heat Pump HVAC Component Replacement <b>Note:</b> 7.5 Ton <b>Location:</b> Roof	Capital Renewal	2	Ea.	2	\$48,088	2592
Heat Pump HVAC Component Replacement <b>Note:</b> 2 and 3.5 Ton water source heat pumps <b>Location:</b> Classrooms	Capital Renewal	39	Ea.	2	\$347,398	2593
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	2594
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	2595
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	2599
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	30	Ea.	3	\$241,087	2597
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>		<b>\$736,902</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Repair <b>Note:</b> Broken PA speaker in rear of building needs replacement.	Deferred Maintenance	1	Ea.	2	\$478	2581
Lighting Fixtures Replacement <b>Note:</b> Original fluorescent lighting	Capital Renewal	69,091	SF	3	\$1,267,028	2587
Lightning Protection System Installation	Functional Deficiency	69,091	SF	3	\$53,954	2586
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,321,461</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement <b>Location:</b> Janitor Closet	Capital Renewal	2	Ea.	2	\$3,173	2588
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$3,173</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	69,091	SF	1	\$506,176	2598
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$506,176</b>	
<b>Sub Total for Building 182A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>24</b>	<b>items</b>		<b>\$6,704,683</b>	

**Building: 182B - Stand-Alone Classroom Building**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning <b>Note:</b> Mold from roof leak near west entrance	Deferred Maintenance	200	SF Wall	5	\$775	2601
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$775</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	10,996	SF	3	\$8,587	2602
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$8,587</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	10,996	SF	1	\$80,559	2600
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$80,559</b>	
<b>Sub Total for Building 182B - Stand-Alone Classroom Building</b>		<b>3</b>	<b>items</b>		<b>\$89,921</b>	
<b>Total for Campus</b>		<b>34</b>	<b>items</b>		<b>\$7,467,793</b>	

## Baranoff ES - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	3
Fences and Gates	Fencing - Chain Link (4 Ft)	1,400	LF	\$66,076	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	100	LF	\$7,834	8
Pedestrian Pavement	Sidewalks - Concrete	5,000	SF	\$56,636	8
<b>Sub Total for System</b>			<b>4 items</b>	<b>\$152,895</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	1,000	SF	\$50,670	10
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$50,670</b>	
<b>Sub Total for Building -</b>			<b>5 items</b>	<b>\$203,565</b>	

### Building: 182A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	33	Door	\$122,331	8
Exterior Operating Windows	Aluminum - Windows per SF	1,113	SF	\$110,996	10
<b>Sub Total for System</b>			<b>2 items</b>	<b>\$233,327</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	63,564	SF	\$214,639	3
Resilient Flooring	Vinyl Composition Tile Flooring	53,890	SF	\$440,697	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	66,327	SF	\$297,208	4
Tile Flooring	Quarry Tile	2,073	SF	\$56,662	4
Suspended Plaster and	Painted ceilings	3,455	SF	\$7,194	5
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	63,564	SF	\$264,695	6
Tile Flooring	Ceramic Tile	2,764	SF	\$48,826	6
Interior Swinging Doors	Wooden Door	139	Door	\$260,708	6
Carpeting	Carpet	4,145	SF	\$52,482	8
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	8
Interior Door Supplementary Components	Door Hardware	150	Door	\$222,691	8
Compartments and Cubicles	Toilet Partitions	2	Stall	\$4,033	10
Wood Flooring	Wood Flooring - All Types	1,382	SF	\$29,764	10
<b>Sub Total for System</b>			<b>14 items</b>	<b>\$1,910,935</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	69,091	SF	\$106,908	5
Other HVAC Distribution Systems	VFD (5 HP)	3	Ea.	\$13,179	5
Other HVAC Distribution Systems	VFD (7.5 HP)	1	Ea.	\$5,223	5
HVAC Air Distribution	Ductwork (Bldg.SF)	69,091	SF	\$546,679	6
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
<b>Sub Total for System</b>			<b>5 items</b>	<b>\$683,181</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	69,091	SF	\$48,908	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	14	Ea.	\$12,624	4
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	\$68,027	8
Power Distribution	Panelboard - 120/208 400A	4	Ea.	\$49,366	8
Power Distribution	Panelboard - 120/208 225A	10	Ea.	\$54,995	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8
Power Distribution	Panelboard - 400+ Amps	1	Ea.	\$13,891	8

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	9
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$279,182</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	5	Ea.	\$11,919	3
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$27,163	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	Ea.	\$3,979	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	43	Ea.	\$217,554	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Plumbing Fixtures	Classroom Lavatory	36	Ea.	\$92,322	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	6
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	8
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	Ea.	\$3,173	10
<b>Sub Total for System</b>		<b>10</b>	<b>items</b>	<b>\$368,601</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	69,091	SF	\$109,704	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	69,091	SF	\$159,028	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$275,600</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	49	Room	\$431,292	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$431,292</b>	
<b>Sub Total for Building 182A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>44</b>	<b>items</b>	<b>\$4,182,117</b>	

**Building: 182B - Stand-Alone Classroom Building**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$14,828</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,776	SF	\$48,286	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,776	SF	\$36,388	5
Suspended Plaster and	Painted ceilings	220	SF	\$458	5
Resilient Flooring	Vinyl Composition Tile Flooring	10,556	SF	\$86,324	7
Interior Door Supplementary Components	Door Hardware	36	Door	\$53,446	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$224,902</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	9	Ea.	\$80,169	4
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,996	SF	\$17,015	5
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$106,558</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	10,996	SF	\$7,784	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	9	Ea.	\$8,116	4
Lighting Fixtures	Light Fixtures (Bldg SF)	10,996	SF	\$201,651	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$217,550</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	3

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	4
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	5
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$75,594</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	10,996	SF	\$17,460	6
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	6
Security System Component	Security Alarm System	10,996	SF	\$25,310	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$49,637</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$70,415</b>	
<b>Sub Total for Building 182B - Stand-Alone Classroom Building</b>		<b>23</b>	<b>items</b>	<b>\$759,485</b>	
<b>Total for: Baranoff ES</b>		<b>72</b>	<b>items</b>	<b>\$5,145,167</b>	

## Supporting Photos

### General Site Photos



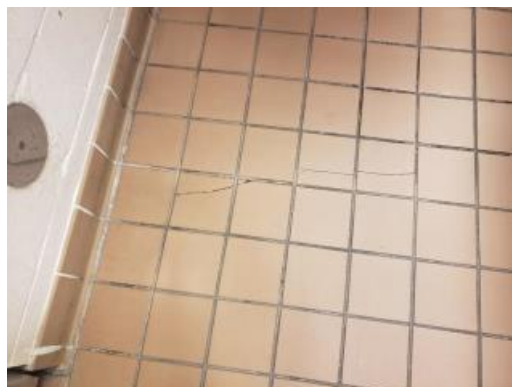
Damaged and old ceramic tile floors



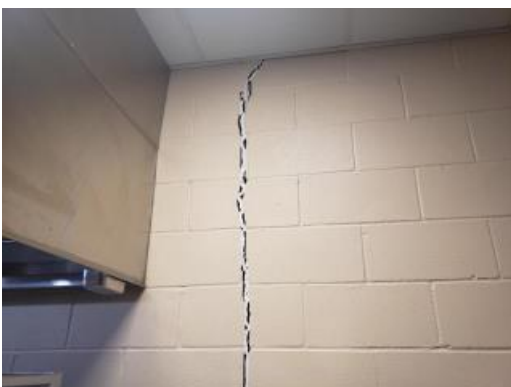
Possible foundation settlement



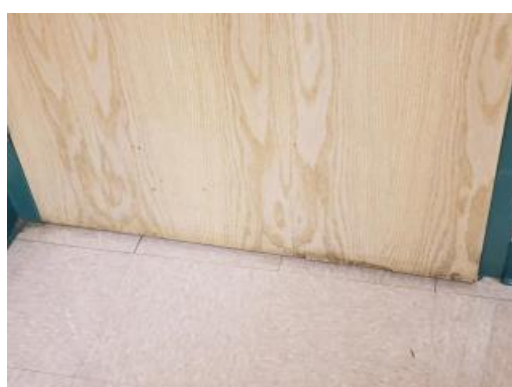
Sagging ceiling tiles



Cracked bathroom ceramic tile flooring



Possible foundation settlement



Worn interior doors



Exterior walls stained



Cracked asphalt pavement



Outdated unit ventilator in classrooms



Broken exterior lighting